



J. T. TANNER, President

# J. T. TANNER & CO., Inc.

## Real Estate and Investments

We will build or buy you a home at any place you desire, and will allow you to pay the company back as RENT according to the number of shares you hold.

You can buy stock in this Company by seeing our representative or applying at our office. We will open our books Jan. 1st, for sale of 2,000 shares of stock.

J. T. TANNER, President

F. D. HOLMES, Secretary

J. T. Tanner & Co., Inc.

731 Church St., Norfolk, Va.



G. H. BOWEN, THE REAL ESTATE MAN

Improved and Unimproved Real Estate  
For Sale by G. H. Bowen

Whether you wish to buy, sell or rent, it will pay you to see me first. More to select from; less to pay.

I am now able to offer the prettiest and best apartments in the city for colored people; all modern conveniences, as follows:

1 Vacant lot on E. Anderson near E. Broad St., 34x115ft. \$800.00.

55½ acres near Pooler, in this County, one half in cultivation, for quick sale, the price is only \$1300.

4 Room dwelling on Waldburg Lane West, \$900.00.

One story 5 room house on fine lot, East Anderson St., \$1100.00.

One story 3 room dwelling house on West 32 street, \$1000.00.

2 story 8 room dwelling on West 32nd street, 2100.00.

3 room dwelling, a nice little man store house and large lot on

loch street, in Brownsville \$2100.00.

16 acre farm with dwelling and other necessary improvements on La Roache avenue and car line, near Thunderbolt. Price \$2500

3 vacant lots on Grapevine avenue, 30x90 ft each, near Ogeechee avenue in excellent renting section

A fine investment opportunity for the wise buyer. Only \$350.00 per lot.

Four 4-room houses on Chapman street, West Savannah, near Bul-Seaboard Shops. Price \$2500.00.

One 4-room house, 48 Chapman avenue. Price \$800.00 on easy terms.

2 story 7 room dwelling, large lot and extra lot 50x100 ft. on 38th and Harden streets, in the heart of Brownsville, the high class colored residence section of the city; this will make an ideal home or a choice investment, \$2000.00.

A 2 story ten room double tenement, 525 and 527 Gaston east, 2250.00. This will pay you 10 per cent.

5 room cottage, new, corner Chapman Ave. and Richards street West Savannah, on fine lot, easy terms, \$1200.00.

5 room dwelling and 1 acre land on Ogeechee Road, just outside city limits. 800.00 on easy terms.

4 room house and lot on West

36th, Street. \$1200 on easy terms 509 East Charlton St., 6 rooms and attic 2½ story dwelling, choice home in good locality; property that will enhance in value. Offered a bargain price for quick sale \$1500.

8 City Lots on East Park Ave. and Collins St., for sale as a whole. \$3000.00.

10 Acres fronting on the White Bluff Road, and also has a River front, a beautiful tract near Central Park College \$1200.00.

This a good thing and terms can be had.

Lot in the Granger tract on 48th St. 30x100 st., \$1100.00; 3 lots near Dale Ave. \$600.00, a snap. Lot corner 35th and Joe streets, \$400.00.

2 Story 5 room house 1128 E. Gwinnett street \$1225.00.

221, 224 and 225, 1-story tenement, Barrington street, lot 50x100. Rents for \$15.00. Price \$1650.00.

2 Story 8 room apartment, Center street; rents for \$18.00. \$2000.00.

514 W. Bolton street, 2 story 5 rooms; \$2100.00.

1009 E. 38th street, 5 room cottage and two lots, \$1900.00.

Two 5 room dwellings, good condition, 2006 Bullock street, between 37th and 37th. Rental \$16.00. \$1600.00.

512-514 Maple street and 507-509 Oak St. Rental \$36.00. \$4,000.

3 Dwellings on Charles street and three on Charles street lane near W. Broad. \$6000.

4 lots 50x100 feet and 2 story 5 room house in good condition, together with garage and other outbuildings, in Fairview on Williams street and Dale Avenue, and the electric car line. Just out of the city limits. This is a good home at a low price, \$2500.

Fine business location corner Louisville and Rothwell Sts. close in \$400. Part on time.

2110 Bulloch St, 2 story 6 room dwelling. On easy terms, \$1600. 1½ acres at Sandfly.

Also several choice houses, for either white or colored, which the owners will not permit me to advertise, at reasonable prices. Ask me about these.

I shall be pleased to show you these or anything on my list. Automobile service free.

### For Rent

Two 5-Room second floor apartments corner 41st and Harden streets; only two left.

Three 4-Room apartments corner 37th and Harden streets, neat and brand new; up to the minute in every respect and never occupied. Call at once they are taken. Best neighborhood.

### Special

I have a fine piece of business property for sale on West Broad street; two stores with offices above. Ask me about this quick, as it will not be long on the market

G. H. Bowen, 457 W. Broad St. Phone 4006.

COLORED MAN BUYS COSTLY FLATS IN CHICAGO.

James J. Turner Pays \$20,000 for Six of Them—Wealthy Brother Now Resting in California.

Freeman 1-11-13  
Mr. James Julius Turner, the well-known real estate broker of Kingston, Jamaica, where he has amassed a large fortune, recently bought a six-flat building at 40, 42 and 44 Indiana avenue, Chicago, Ill., for \$20,000, and it is said to be one of the finest buildings owned by any one individual in the Windy City.

Mr. Turner does an extensive real estate business in and about Kingston. He owns a very costly winter home in Kingston and generally summers in various parts of the United States. He is a former Hoosier, Indianapolis being at one time his home. He is married and is the father of several children. At present he is wintering at San Diego, Cal., where he will remain until April. Next winter, he says, "I will drop out of sight and go back to Kingston, Jamaica, where I expect to make my home for the rest of my life and occupy my time with the real estate business."



# FIRST ANNIVERSARY OF THE HARDING COX AND MARTIN SYNDICATE A BIG SUCCESS

Many Prominent Business and Professional Men of  
Boston are Present; Speeches, Good Wishes  
And Congratulations are Extended; Year  
Of Great Progress is Reported

*Metropolitan Realty and  
Investment Company.  
Deala Florida.*

*Geo. Giles - President.  
L. D. Stewart - Secretary.*

## BUILT FLATS FOR COLORED PEOPLE.

*Freeman* 1-11-13. Mrs. R. L. Wilson, of Noblesville, has finished a flat of four apartments of four rooms each for colored people in the city of Indianapolis. Mrs. Wilson had the memory of her parents in view rather than speculative purposes merely when she built. Her father was an abolitionist, and he was greatly interested in human liberty. Mrs. Wilson is not unlike him. Her parents were named Lewis. The flat is named "The Lewis." It is on Fayette street.

Logan H. Stewart, one of the most successful colored real estate dealers and builders in Indiana, has recently established a factory for the manufacture of cement building blocks at Evansville, Ind., and is operating it most successfully with an entire crew of Negro employees.

## TO LET

*Boston Reliance, Boston Mass.*

Ruggles street, 6 rooms all improvements, in excellent condition, \$6.00 per week.

Marble street, 5 rooms, all improvements, \$18.50 per month.

Shawmut Avenue, 5 rooms, all improvements, \$20.00 per month.

Small furnished room on Westminster street, \$1.00 per week.

Two rooms on Sterling street, furnished \$3.50; unfurnished \$3.00 per week.

Furnished rooms on Hammond street, \$2.00 up.

Three rooms and bath on Windsor street, \$3.50 per week.

Three rooms Belvedere Place, Cambridge, \$7.00 per month.

Five rooms Mt. Pleasant, North Cambridge, improvements, \$17.00 per month.

## Harding, Cox & Martin

REAL ESTATE DEALERS.

"It's a shame the way real estate dealers make colored people pay more than white people for flats." Familiar saying, isn't it? And yet how many have gone into the subject deep enough to honestly criticize. There is no denying the fact that this condition exists but it is not wholly the fault of the real estate dealer. The people themselves are largely to blame. A flat that had always rented to white tenants for \$18 was vacant. It was whispered around that they would rent it to colored, so an applicant dropped into the office and asked the price. The dealer replied: "What is it worth to you?" "About \$21," was his an-

## CONCERN PLANS TO LESSEN RACE PREJUDICE

The Hannibal Realty and Improvement Company of America, with a capital of \$100,000, full paid and non-assessable, is the latest business enterprise which sees the support of colored people. The officers of the company are: Rufus Lewis Perry, president; Albert A. Friedlander, secretary; Henry Hyams, Jr., treasurer; D. Macon Webster, chairman of the Board of Directors; Frank K. Nudelman, chairman of the Committee on Mortgages and Investment.

The charter granted the company by the State is a most liberal one, permitting the concern to deal in real estate, to promote industrial enterprises, to build hotels and theatres. Special attention will be given to selling members of the race property in all sections of Greater New York.

The corporation has opened its books for the sale of stock. The par value of each share is \$10 and can be purchased on the installment plan by advancing \$2 down and paying \$1 monthly.

The company has opened a suite of offices at 375 Fulton street, Brooklyn.

## Home Seekers' Land Co.

*The New York Age* 10-9-13. *The Messenger* 4/18/13. (Special to The Messenger)

The Home Seekers' Land Co., which was organized some months ago for the purpose of providing opportunities for farmers to buy homes on easy terms, is making a beginning in Hickory Grove and Oak Grove communities, Macon County. The 1,146 acres of land which the company has bought is near two splendid schools with good teachers, running seven and eight months in the year. This land is being cut up into

small tracts and sold to farmers on easy terms. Some of this land brings a bale of cotton to the acre. There are now ten families located on this tract of land and happy over the prospects of paying for their homes.

These families are made up of families that have come from other sections of Macon and adjacent counties and, also, of the immediate neighborhood.

About half this land has been sold and the officers of the company are quite sure that by the middle of the summer, practically all the land will be sold out.

The company plans to buy other large tracts of land and sell out in small tracts to thrifty farmers. In this way the company hopes to build up citizenship and increase the wealth of Macon County.

The officers and directors of the company are: C. J. Calloway, President; J. W. Yates, Vice-president; W. H. Carter, Secretary; H. E. Thomas, Treasurer; Warren Logan, W. M. Welch, T. J. Ferguson, T. N. Cowan, and T. E. Owens.

swer. Here was \$3 advance, and before night, the real estate dealer averred, some three or four other colored people applied and ran the rent up to \$28, late the price. It is up to the people and, naturally, got the flat. The dealer, themselves to find places of abode in of course, was unscrupulous, but such the outlying districts where beautiful men are often encountered in life. homes can be bought for what they Now what is to be done about it? On are paying in rent. Transportation is some of the streets that are not east such that a mile or so farther makes of State street can be found very comfortable flats at a rental within the dealers would find, if this were done, reach of all, and not fictitious; but that their property would drop back to they remain idle because of the craze normal and they would not be content to be among the so-called "dieties." sured for inflating prices. There are Think of a man making \$50 or \$60 a month and paying \$40 of it for rent, depending, of course, upon boarders a always two sides to a question.

**DECLARES DIVIDENDS.**

Special to THE NEW YORK AGE. 3-20-13  
WASHINGTON, D. C., March 19.—One of the strongest corporations conducted by Negroes in the District of Columbia is the Odd Fellows' Hall Association, builders and owners of the \$100,000 Odd Fellows' Hall at 1606 M street N. W. The association has just declared its annual 5 per cent. dividend, involving the allotment of a fund amounting to \$2,479.

The financial statement for the year ending December 31, 1912, which has just been made public, shows the following gratifying results: In hand beginning of year 1912, \$2,105.50; receipts for year, \$5,381.40; total receipts, including balance from 1911, \$7,486.90; expended for year, \$5,542.66; balance on hand December 31, 1912, \$1,944.24.

The officers who have piloted the Odd Fellows' Hall Association to success are: Thomas H. Wright, president; Lawrence Clark, vice-president; Samuel Watson, secretary; Alex. F. Hicks, assistant secretary; Joseph Manning, treasurer. Directors—Thomas H. Wright, S. W. Watson, Isaac W. Scot, Henry P. Slaughter, Joseph Manning, James Mrs. Sadie Batters, chairman.

John M. Royal, real estate agent, has charge of the Victoria apartment house, 552 Lenox avenue. A meeting of the tenants was held Monday, February 3, at the office of the firm, at which time John M. Royal, head of the firm, addressed the tenants, requesting their co-operation in securing a good class of tenants, and in making the Victoria a first-class place in which to live. The entire relation between landlord and tenant was gone into and the way in which the best service could be secured was explained. Handsomely printed stationery, envelopes and note sheets of a good quality of bond paper in assorted colors, with printed heading of the Victoria apartments, with telephone number, was given to each of the tenants present. Stanley Miles, late of the electrical firm of Moten & Miles, is the superintendent of the apartment house. The following tenants were present: Mrs. Arthur Tigner, Mrs. Pauline Payne, Mr. and Mrs. Walter W. Taylor, E. V. Smith, Mrs. Harrison, Mrs. J. Taylor, J. Vandenberg, Mrs. Harris, Mrs. M. Lawson, Mrs. Black, Geo. W. Reed, Mrs. Clara Gregg, Mrs. Bynum, Mrs. Suller, Mrs. Geo. Gallo-way, Mr. Page, James Critchlow, A. J. Simmons, Mrs. Haskins, Mrs. A. T. Infanta, Mrs. Myers, John S. Montague.

**NEGROES ARE URGED  
TO BUY PROPERTY.**

HAMPTON, Va., Dec. 9.—Quite a large and enthusiastic audience gathered at the Bates Colored School, Hampton, Va., on Thursday evening, December 4, to listen to a discussion of the important question, "Why the Negro Should Own Property."

Among the speakers were William S. Dodd, who has charge of the business course at Hampton Institute, Maj. R. Moten, commandant of the Hampton